



PLANNING & BUILDING SERVICES

CONSTRUCTION DESIGN REQUIREMENTS

GENERAL INFORMATION

This handout serves as a brief overview on the design requirements for building construction, for more information on specific requirements, please refer to the City of Liberty Lake Planning & Building Services.

1. The design frost depth of the City of Liberty Lake shall be twenty four (24) inches below finished grade with a horizontal distance of forty eight (48) inches from the building foundation.
2. The design roof snow load shall be 40 pounds per square foot, with no reduction allowed & drifting and special loading taken into consideration.
3. The design wind speed shall be seventy (70) miles per hour with a three (3) second gust of eighty five (85) miles per hour, with consideration of both B and C exposures.
4. The design seismic category for Liberty Lake is category C.
5. Spokane area geotechnical reports may be used in lieu of site specific reports, unless unusual soils conditions are found during excavation.
6. Concrete weathering for Liberty Lake shall be designed for severe conditions.
7. Consideration for termite infestation shall be "none to slight".
8. Consideration for decay of exposed wood products shall be "moderate to severe".
9. Ice shield underlayment is required to be installed on the roof sheeting to a point at least twenty four (24) inches inside of the warm in winter side of exterior walls.
10. Flood hazard areas shall be determined by using the latest version of the FEMA flood design maps.

Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation.

For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the City of Liberty Lake Planning & Building Services.

FOR MORE INFORMATION PLEASE CONTACT:

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